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Minutes

**BBS Building Code Appeals Board (BCAB)**  
**Meeting Location: Virtual Go-To-Meeting**  
**November 5, 2020**

Meeting Called to order by the Chairman, Steven Frederickson, at 9:30 a.m. followed by Roll call:

**Board Members Present:**

John Couture  
Steven Frederickson, Chairman  
Jake Nunnemacher

**Guests Present:**

See sign-in sheet for each case:

- Case Number:** 20-0093  
**Appellant:** Sean Reese (Owner- Town of Holliston)  
**Property Address:** 784 Central Street, Holliston, MA. 01746  
**Summary of Case:** Appellants sought relief from 780 CMR 903.2, with respect to new construction.

John Couture made a **MOTION** to Grant the variance to **780 CMR 903.2**. One member (Couture) voted in favor of the motion; two members (Frederickson) and (Nunnemacher) voted against the motion. Accordingly, the requested relief is **DENIED**.

- Case Number:** 20-0102  
**Appellant:** David T. Fulmer, Esq. (Owner- Luke Cyr)  
**Property Address:** 132 Indian Memorial Drive, West Yarmouth, MA. 02664  
**Summary of Case:** Appellants sought relief from 780 CMR R105.1, and R104.6, with respect to an existing building.

Jake Nunnemacher made a **MOTION** that was **SECONDED** by John Couture, to **AFFIRM** the Local Inspector's determinations as set forth in the Violation Notice about **780 CMR R105.2**, and **R104.6**. Accordingly, the requested relief was **DENIED**.



3. **Case Number:** 20-0103  
**Appellant:** Sheryl Furnari, Esq. (Owner-Dr. Orland Morton)  
**Property Address:** 75 Robbins Street, Avon, MA. 02322  
**Summary of Case:** Appellants sought relief from 780 CMR 310, 311, 311.2, 311.7.2, and 311.7.5, with respect to an existing building.

Jake Nunnemacher made a **MOTION** that was **SECONDED** by John Couture, to **AFFIRM** the Order of the Local Inspector, with the following modifications to the Order; no destructive investigation of the basement may take place; Morton must provide a letter to the Town stating that the space in the basement shall never be used as a bedroom, only as storage.

4. **Case Number:** 20-0104  
**Appellant:** Patricia Welbourn (Owner-Estefania Ladner)  
**Property Address:** 3 Preston Road, Somerville, MA. 02143  
**Summary of Case:** Appellants sought relief from 780 CMR 51.00, and R311.1, with respect to new construction on an existing building.

Jake Nunnemacher made a **MOTION** that was **SECONDED** by John Couture, to **GRANT** a variance to **780 CMR 51.00, R311.1** on condition that: (1) Ladner provide an **NFPA 13D** sprinkler system for the building (as she has intended); and (2) system notifications to each dwelling unit must be provided upon activation of the sprinkler system.

5. **Case Number:** 20-0105  
**Appellant:** Melissa Afonso  
**Property Address:** 71 Wilder Street, Swansea, MA. 02777  
**Summary of Case:** Appellants sought relief from 780 CMR 51.00, Appendix J, AJ501.8.2, with respect to an existing building.

John Couture made a **MOTION** that was **SECONDED** by Jake Nunnemacher, to **OVERTURN** the building official's conclusion that a variance is required for the headroom of the existing stairway to/from the basement because **780 CMR 51.00, Appendix J, AJ501.8.2** expressly allows this existing means of egress.

The meeting adjourned at 2:00 p.m.